Poppleton **C. 1872**
CH-721
Mt. Victoria vic.
Private

Located on a high ridge on the east side of Mount Victoria Road, Poppleton is an excellent example of a late 19th early 20th century farmstead that is anchored by a relatively rare Italianate inspired I-house in Charles County. Constructed around 1872, the 2-story, three bay frame I-house is accentuated with a steeply pitched centered cross gable, ornate cornice brackets and dentil molding. Poppleton is one of a group of intact farms nestled between the Wicomico River and Mt. Victoria Road representing one of Charles County's largest and best preserved rural landscapes.

Poppleton has long been associated with the Dutton family. After the death of Notley T. Dutton around 1870, the property was subdivided. Lot No. 7 was acquired by John T. Dutton, Notley's son, who established Poppleton soon after. In 1921, the farm, including almost 150 acres was sold to John R. Cooksey.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. CH-721

1. Name of Property (indicate preferred name)

historic	Poppleton
other	

2. Location

street and number	11310 Mt. Victoria Road	___	not for publication
city, town	Mt. Victoria	X	vicinity
county	Charles		

3. Owner of Property (give names and mailing addresses of all owners)

name	Jacqueline Gray and Dorothy Dorn				
street and number	5628 Marigold Lane			telephone	301-396-5815
city, town	Warrenton	state	VA	zip code	20187-9102

4. Location of Legal Description

courthouse, registry of deeds, etc.	Charles County Courthouse	tax map and parcel:	80 p. 16		
city, town	LaPlata	liber	2017	folio	170

5. Primary Location of Additional Data

___ Contributing Resource in National Register District
___ Contributing Resource in Local Historic District
___ Determined Eligible for the National Register/Maryland Register
___ Determined Ineligible for the National Register/Maryland Register
___ Recorded by HABS/HAER
___ Historic Structure Report or Research Report
___ Other _____

6. Classification

Category
___ district
X building(s)
X structure
___ site
___ object

Ownership
___ public
X private
___ both

Current Function
X agriculture
___ commerce/trade
___ defense
X domestic
___ education
___ funerary
___ government
___ health care
___ industry
___ landscape
___ recreation/culture
___ religion
___ social
___ transportation
___ work in progress
___ unknown
___ vacant/not in use
___ other: _____

Resource Count

Contributing	Noncontributing	
1	___	buildings
___	___	sites
8	___	structures
___	___	objects
9	___	Total

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. CH-721

Condition

___	excellent	___	deteriorated
X	good	___	ruins
___	fair	___	altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Located on a high ridge on the east side of Mount Victoria Road, Poppleton is an excellent example of a late 19th early 20th century farmstead anchored by a relatively rare Italianate inspired I-house in Charles County. Constructed around 1872, the 2-story, three bay frame dwelling is accentuated with a steeply pitched centered cross gable. Ornate cornice brackets and dentil molding are found on the front and rear elevations. An original one story frame dependency is attached to the south gable elevation. The site includes a heavily reworked late 19th century tobacco barn, an early 20th century stripping house, stable, cornhouse and a combination corncrib/equipment shed. Two early to mid-20th century tobacco barns are found in the fertile Wicomico River valley and an early 20th century garage is found to the east of the house.

The frame dwelling is currently covered in asbestos siding and has a metal standing seam roof. A total of three chimneys are found on the dwelling including one interior and two exterior brick flues. The cornice is unusually well finished in comparison with other examples of the era and is boxed, beaded and finished with decorative dentils and brackets. Currently, a front gable entry porch covers the door and is supported with chamfered wooden posts. A partially enclosed shed porch extends from the rear of the porch. Later additions include a 20th century one story shed addition to the rear and a c. 1960 porch on the west gable elevation. Original 2/2 windows are found throughout. Windows on the symmetrical façade include decorative lintels, while secondary elevations are finished with simple square edged wood surrounds.

The interior is well preserved and includes an unaltered single pile center passage floorplan any many original features including plaster walls, wood floors, mantels, stairs and newel. All doors are also original including pocket doors providing access to the parlor on the west end.

The dwelling is approached by a long farm lane and is surrounded by open cultivated fields. The farm consists of almost 100 of its original 150 acres. The farm yard stands to the north and includes a heavily reworked late 19th century tobacco barn along with an early 20th century stripping house, stable, cornhouse and a combination corncrib/equipment shed. Behind the dwelling are additional cultivated fields and two early to mid-20th century tobacco barns. An early 20th century garage is found to the east of the house.

All of the outbuildings, including many parts of the reworked tobacco barn include a poured concrete pier foundation. All except the 19th century barn which is sheathed with metal siding, have vertical board siding. The second of the three tobacco barns, c. 1900 has a center isle connecting the eave ends. Posts are circular sawn. The third barn is the larger of the two and has a center isle connecting the gable ends.

8. Significance

Inventory No. CH-721

Period	Areas of Significance	Check and justify below		
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philospohy
X 1800-1899	X architecture	__ engineering	__ invention	__ politics/government
X 1900-1999	__ art	__ entertainment/ recreation	__ landscape architecture	__ religion
__ 2000-	__ commerce	__ ethnic heritage	__ law	__ science
	__ communications	__ exploration/ settlement	__ literature	__ social history
	__ community planning		__ maritime industry	__ transportation
	__ conservation		__ military	__ other:

Specific dates 1872- c. 1930 **Architect/Builder** Unknown

Construction dates 1872

Evaluation for:

_____ National Register _____ Maryland Register X not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

Poppleton is an excellent example of a late 19th, early 20th century farmstead in Charles County. The dwelling, constructed around 1872 is an exceptional local expression of the Italianate style. Consisting of almost 100 acres, Poppleton is one of a group of intact farms nestled between the Wicomico River and Mt. Victoria Road representing one of Charles County's largest and best preserved rural landscapes.

Poppleton has long been associated with the Dutton family. After the death of Notley T. Dutton around 1870, the property was subdivided. Lot No. 7 was acquired by John T. Dutton, Notley's son, who established Poppleton soon after. In 1921, the farm, including almost 150 acres was sold to John R. Cooksey. Poppleton is owned by members of the Cooksey family today.

Following the Civil War, Charles County suffered the same fate as most of the southern states. The basis of the economy, slave labor, was gone. While planters continued to rely heavily on tobacco cultivation, slave labor was replaced with various systems of tenancy or wage labor. Due to dwindling profits, credit collapsed and many planters fell deep into debt. In addition, Federal taxes levied by the "carpet-bag" government threatened landowners with the loss of their land. This lack of capital made it difficult for farmers to branch out into other agricultural and commercial pursuits. Farm sizes continued to decline into the 20th century as large land holders faced labor shortages.

Adding to the economic stagnation following the war, was the unpredictability of tobacco prices. Through the latter part of the 19th century, tobacco values remained depressed, insuring that the small tenant farmers and share-croppers struggled. tobacco production fell precipitously following the Civil War. In 1870, Charles County's crop fell in volume to less than half of what it was ten years earlier, and in price from 8 cents per pound in 1869 to just five cents per pound in 1889. By 1909 prices had still not recovered, rising only to 7 cents.

Despite this county-wide trend Poppleton and many other farms in the immediate area, blessed with the County's most fertile soils, continued to prosper. Improved transportation by rail, road and steamer led to some agricultural diversification during the late-19th and early-20th century. Increasingly farmers produced a variety of crops including honey, assorted vegetables, and orchard products that were sold at local or regional markets. Modernization of agricultural equipment also affected the output of county farmers. Reapers, threshers, and bailers as well as steam-powered and combustion equipment arrived from the railroad in the early-20th century, allowing farmers to produce more goods using fewer farm hands. Improved fertilizers shipped from plants in Baltimore enhanced the county's soils, increasing their yield.

Italianate houses are rare in Charles County where the Civil War and the Reconstruction era led to little new construction until after the style had passed from favor. Although Poppleton is one of the county's finer examples, compared to national examples it is rather subdued, reflecting Charles County's tradition of architectural conservatism.

9. Major Bibliographical References

Inventory No. CH-721

10. Geographical Data

Acreage of surveyed property 10

Acreage of historical setting 147

Quadrangle name Colonial Beach North

Quadrangle scale 1:24,000

Verbal boundary description and justification

Poppleton associated with Charles County Property Tax Map 80, Parcel 16.

11. Form Prepared By

name/title	Cathy Currey/Historic Sites Surveyor		
organization	Charles County Planning Dept	date	10/13/01
street and number	200 Baltimore Street	telephone	301-396-5815
city or town	LaPlata	state MD	zip code 20646

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

Chain of Title:

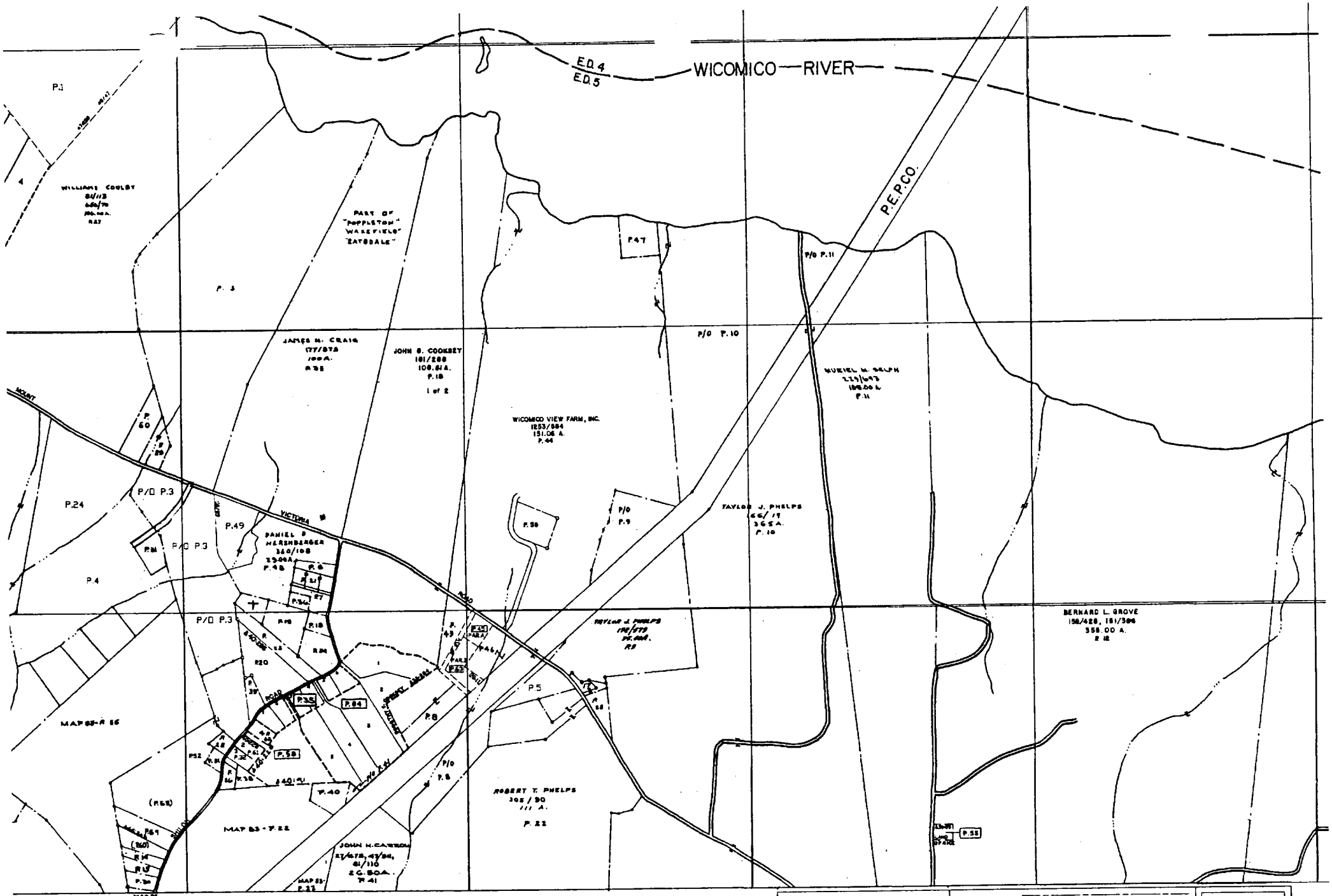
September 1994	Jacqueline C. Gray and Dorothy C. Dorn [daughters] for the estate of Dorothy F. Cooksey [mother] to Jacqueline C. Gray and Dorothy C. Dorn "Poppleton" minus 19 subdivided lots. 96.4588 acres. **2017/170**
1957	Will of John R. Cooksey and Mary Virginia Cooksey to John S. Cooksey **ERP 24/416**; Recorded in land records **131/286-288** 147 acres
October 1921	Elizabeth E. Worder and James B. Worder, husband, Hattie D. Wainwright and Richard F. Wainwright, husband, Edwin C. Dutton and Sallie G. Dutton, wife and Rebecca H Holley and J. Edward Holley, husband heirs of John T. Dutton to John R. Cooksey. **WMA 38/406**
July 1872	John P. Marshall, James H. Morgan, and Charles H. Sheerburn, Commissioners appointed by the Circuit Court to divide the lands of Notley T. Dutton. John T. Dutton, one of the heirs at law chose Lot No.7 **GAH 3/466**

Major Bibliographic References:

Brown, Jack D., et al. Charles County, Maryland, A History.
Charles County Bicentennial Committee, 1976.

Charles County Land Records, Charles County Courthouse, LaPlata, Maryland.

Klapthor, Margaret Brown. The History of Charles County, Maryland.
LaPlata, MD: Charles County Tercentenary, Inc., 1958.



CHARLES COUNTY PROPERTY
TAX MAP 2000
80

CH-721

821 824 827 83

SEPT '00 CAT

MDP

RESOURCE SKETCH MAP

Date: ~~Pat~~ 8/2001

North arrow:

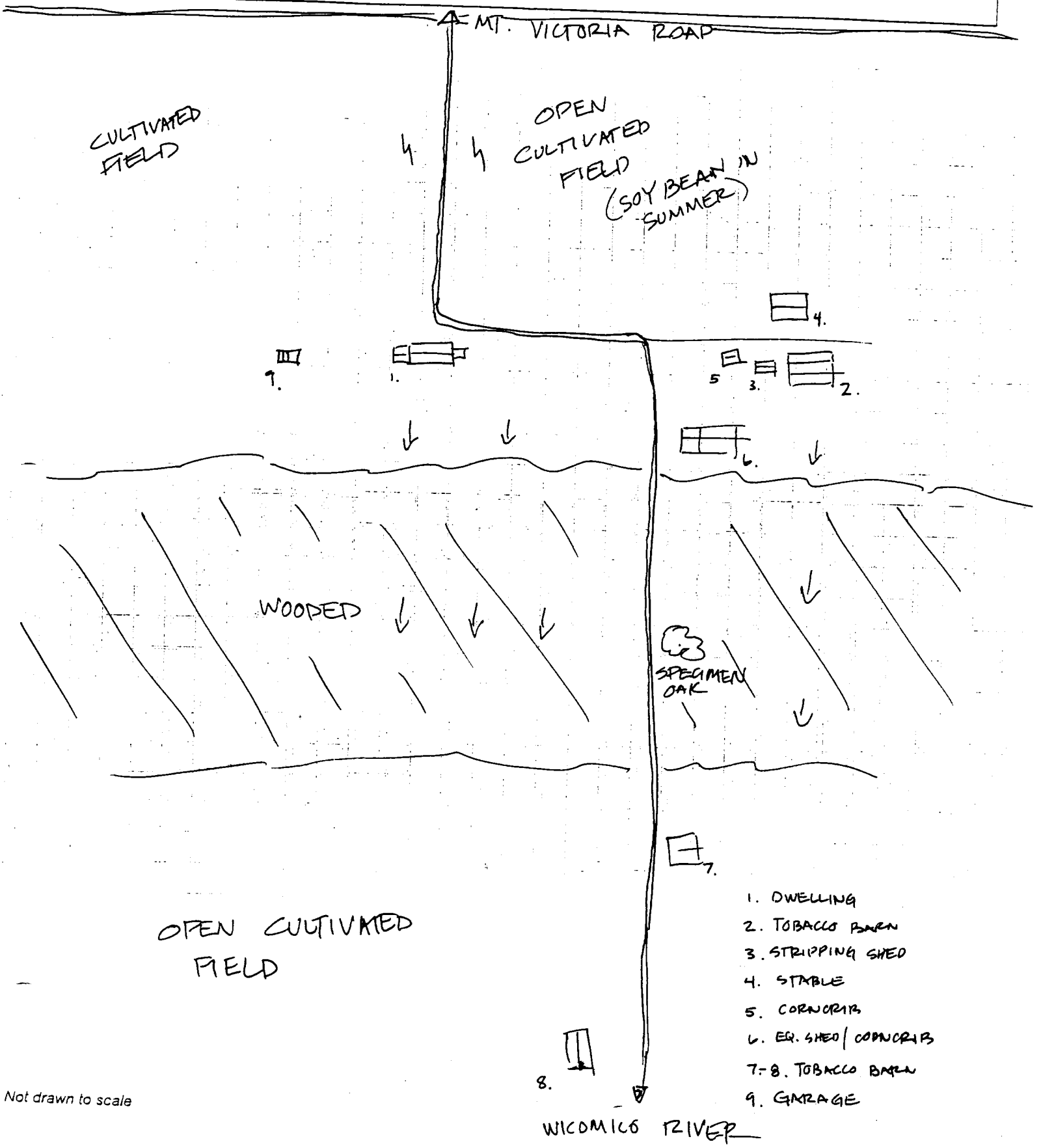
Name: POPPLETON

Address: ~~MT.~~ ~~VIC~~ 11310 MT. VICTORIA ROAD.

CH - 721

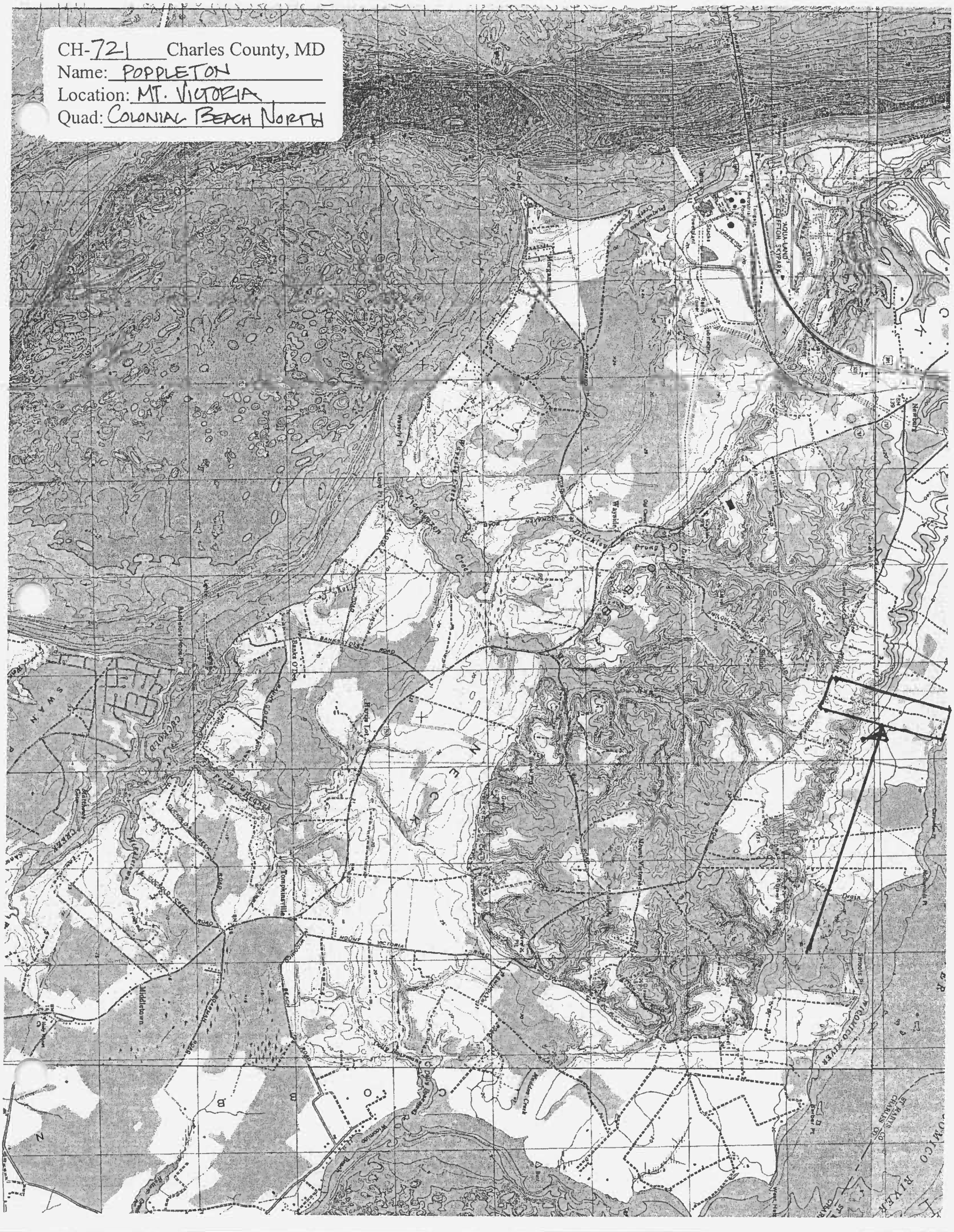
Charles County, Maryland

MT. VICTORIA ☐ Vicinity



Not drawn to scale

CH-721 Charles County, MD
Name: POPPLETON
Location: MT. VICTORIA
Quad: COLONIAL BEACH NORTH



CH-721
POPPLETON
CHARLES CO, MD
C. CORREY HARDY
8/2001
MD SHPO
FRONT, SOUTH ELEVATION
1 OF 8

CH-721
POPPLETON
CHARLES CO, MD
C. CURREY HARDY
8/2001
MD SHPO
LOOKING NW 2 of 8

CH-721
POPPLETON
CHARLES CO, MD
P. CURREY HARDY
2/2001
MD SHPO
REAR ELEVATION 3 OF 8

CH-721
POPPLETON
CHARLES CO. MD
C. CURREY HARDY
2/2001
MDSHPO
CORNICE DETAIL, LOOKING W
4 of 8

CH-721
POPPLETON
CHARLES CO, MD
C. CURREY HARDY
8/2001
MD #20
FARMYARD, LOOKING S
5 OF 8

CH-721
POPPLETON
CHARLES CO. MD
C CURREY HARDY
8/2001
MD SHPO
CORNCRIB EQ SHED LOOKING N
60 of 8

CH-721
POPPLETON
CHARLES CO. MD
C. CURREY HARDY
8/2001
MD SHPO
TOBACCO BARN(!), LOOKING N
1 OF 8

CH-721
POPPLETON
CHARLES CO, MD
C. CURREY HARDY
8/2001
MD SHPO
TOBACCO BARN (2), LOOKING S
8 OF 8